

FEB 25 11 42 AM 1950

State of South Carolina

County of GREENVILLE

B. CALHOUN HIPPI and JEAN JONES HIPPI

SEND GREETING:

WHEREAS, We the said B. Calhoun Hipp and Jean Jones Hipp

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Surety Life Insurance Company

in the full and just sum of Eighteen Thousand and No/100 (\$18,000.00) DOLLARS, to be paid at their office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 24th day of March, 1950, and on the 24th day of each month of each year thereafter the sum of \$133.20, to be applied on the interest and principal of said note, said payments to continue up to and including the 24th day of January, 1965, and the balance of said principal and interest to be due and payable on the 24th day of February, 1965 the aforesaid monthly payments of \$133.20 each are to be applied first to interest at the rate of Four (4%) per centum per annum on the principal sum of \$18,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That We the said B. Calhoun Hipp and Jean Jones Hipp, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Surety Life Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said B. Calhoun Hipp and Jean Jones Hipp in hand and truly paid by the said Surety Life Insurance Company at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Surety Life Insurance Company, its successors and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon in that area recently annexed to the City of Greenville, in Greenville County, State of South Carolina, on the South side of Riverside Drive, being shown as part of Lots 5 and 6, on plat of Marshall Forest, prepared by Dalton & Neves, Engineers, October 1928, recorded in Plat Book "H", at pages 133-134, R. M. C. Office, Greenville County, S. C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Riverside Drive, which point is 140 feet from the intersection of the South side of Riverside Drive and the East side of Sylvan Way, which point is the joint front corner of Lots 4 and 5; thence along joint line of said lots S 4-40 E 270 feet to a point; thence N 85-20 E 110 feet to a point; thence along a new course through Lot 6; N 4-40 W 270 feet to an iron pin on the South side of Riverside Drive; thence along the South side of said Drive S 85-20 W 110 feet to point of beginning.

This is same property conveyed to us by Margaret McKissick Cleveland, by deed dated 23 February 1950, to be recorded herewith.

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4th assignment, see R. E. M. Bond 480, Page 341.

Deed in full and satisfied this 30th day of December 1950. The Surety Life Insurance Company witnesses: [Signatures]